



Flat 4, Soroba House

Oban | Argyll | PA34 4SB

Guide Price £115,000

Fiuran
PROPERTY

Flat 4, Soroba House

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In walk-in condition, Flat 4, Soroba House is a beautifully presented top-floor Apartment set within a traditional Category C Listed Building, near Oban town centre. Spacious accommodation with high ceilings, elevated views, new electric heating, and private parking.

Special attention is drawn to the following:

Key Features

- Beautifully presented top floor Apartment
- Traditional Category C Listed Building
- Elevated views, close to Oban town centre
- Spacious accommodation with high ceilings
- Hall, bright open-plan Kitchen/Lounge/Diner
- Sizeable double Bedroom, modern Bathroom
- Large, partially floored Loft space
- Newly fitted Rointe (Kyros) electric heating
- Replacement double glazing to all windows
- Built-in wardrobe in Bedroom
- White goods, blinds & flooring included
- One allocated parking space
- Walk-in condition
- No chain



Flat 4, Soroba House is a beautifully presented, spacious top-floor apartment set within a traditional Category C Listed Building, enjoying elevated views and a convenient location close to Oban town centre. The property is offered in walk-in condition and benefits from high ceilings and well-appointed accommodation throughout.

The welcoming Hall leads to a bright open-plan Kitchen/Lounge/Diner with Bay window, creating a sociable and versatile living space. There is a sizeable double Bedroom with study area and built-in wardrobe, together with a modern Bathroom. White goods, blinds and flooring are included.

Further benefits include a large partially floored Loft space, providing excellent additional storage, newly fitted Rointe electric heating and replacement double glazing to all windows. The property also benefits from one allocated parking space, making this an attractive home in a highly convenient location.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Access to the property through the black door to the rear into the well-kept close. Proceed upstairs, through the door and along the corridor. Flat 4 is located on the left-hand side, providing access into the entrance Hall.

HALL

With wall-mounted electric heater, built-in cupboard (housing the hot water cylinder & electric consumer unit), fitted carpet, access to the Loft, and doors leading to all rooms.

OPEN-PLAN LOUNGE, DINING & KITCHEN AREA 5.3m x 4.4m (max)

KITCHEN AREA

Open-plan to the Lounge/Diner, fitted with a range of modern base & wall-mounted units, work surfaces, stainless steel sink & drainer, Respatex style splash-backs, wall-mounted shelving, electric cooker, extractor hood, fridge/freezer, washing machine, and vinyl flooring

LOUNGE/DINER

With Bay window to the front elevation, 2 wall-mounted electric heaters, and fitted carpet.



L-SHAPED BEDROOM 6.1m x 3.7 (max)

With 2 windows to the side elevation, wall-mounted electric heater, built-in mirrored wardrobe, and fitted carpet. Currently arranged as a snug style bedroom with a study area.

BATHROOM 2.2m x 1.55m

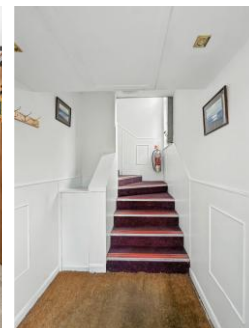
Fitted with a modern white suite comprising bath with electric shower over, WC & wash hand basin, chrome heated towel rail, extractor fan, Respatex style wall panelling, and vinyl flooring.

EXTERIOR

The sale includes one parking space to the rear of the property.

DIRECTIONS

From Argyll Square, take the left exit onto the A816 and continue for around one mile, passing the Fire Station at the roundabout before proceeding uphill to the traffic lights. Turn right, following the signs for Soroba House. Continue over the small bridge and bear left, following the road towards Soroba House. Proceed around the property to the rear.



Flat 4, Soroba House, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water and electricity, Drainage to shared septic tank.

Council Tax: Band B

EPC Rating: E43

Gross Internal Floor Area: 43m²

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

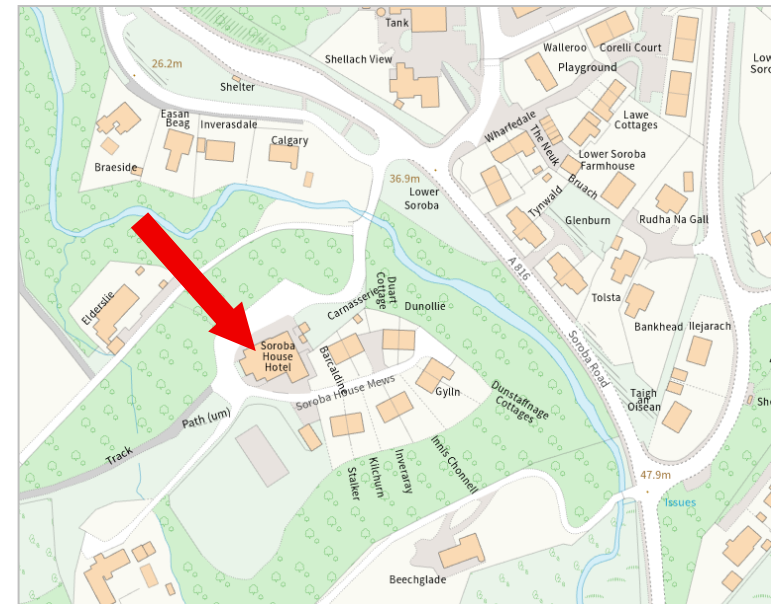
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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